

59-4-54

52-268

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,TRANSFER
TAX
PAID

020686

THAT I, PHYLLIS MANNOCCHI of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by KAREN GERSHMAN of Waterville, County of Kennebec and State of Maine, whose mailing address is 9 Prospect Street, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said KAREN GERSHMAN, her heirs and assigns forever, an undivided one half interest in a certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at a point on the northerly side of Prospect Street, said point being the southwesterly corner of that lot conveyed by the within grantor to Charles B. Dolham, Jr., et al and recorded in the Kennebec County Registry of Deeds, Book 1493, Page 469; thence westerly along the northerly line of said Prospect Street a distance of 83.1 feet, more or less, to land now or formerly of one Janelle; thence northerly a distance of 141.1 feet, more or less, along the easterly line of said Janelle; thence easterly a distance of 55 feet to a point; thence turning and running in a northeasterly direction a distance of 40.5 feet, more or less, to a point marking the northwesterly corner of the lot conveyed to the said Charles B. Dolham, Jr.; thence south 25° west a distance of 165.1 feet, more or less, along the westerly line of said Dolham to the point of beginning.

Meaning and intending to convey an undivided one half interest in the same premises conveyed to Phyllis Mannocchi by deed of William H. Tobey dated August 18, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2415 at Page 234.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said KAREN GERSHMAN, her heirs and assigns, to her and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances: that I have good right to sell and convey the same to the said Grantee to hold as afore-said; and that I and my heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said PHYLLIS MANNOCCHI, as Grantor, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this second day of January, 1989.

Signed, Sealed and Delivered
in presence of

Joann C. Austin

Phyllis Mannocchi

PHYLLIS MANNOCCHI

STATE OF MAINE

KENNEBEC, ss.

January 2, 1989

Personally appeared the above named PHYLLIS MANNOCCHI and acknowledged the above instrument to be her free act and deed.

Before me,

Joann C. Austin
Notary Public
Attorney at Law
JOANN C. AUSTIN

RECEIVED KENNEBEC SS.

1989 SEP -8 AM 9:00

ATTEST: Theresa B. Mann
REGISTER OF DEEDS